



Town Of Amenia

4988 Route 22, PO BOX 126, AMENIA, NY 12501
TEL: 845-373-8860, x106 FAX: 845-373-9147

PLANNING BOARD MEETING THURSDAY, MAY 3, 2012

PRESENT: Chairwoman Nina Peek
Larry Moore
Nathan Roy
Peter Clair
James Walsh
Norm Fontaine
Ian MacDonald, Attorney
Julie Mangarillo, Town Engineer

ABSENT: Tony Robustelli

MOTION TO OPEN THE PLANNING BOARD MEETING AT 7:00 P.M. was made by Peter Clair, seconded by Nathan Roy

Dollar General

Site Plan

Route 343 Amenia, NY

Frank Redl and Kari Redl represented the owner, Herb Redl at the Planning Board Meeting. Frank Redl addressed the Board stating they had emailed the revised plans to the Town Hall, Wednesday. The applicant has tried to reconfigure the parking along the front, however, determined that there is not sufficient space on either the 343 frontage or the Mechanic Street frontage to provide perimeter landscape screening. They propose to remove the blacktop from the corner and put a tree and flowers in place, then on the east side of the site there is a propane tank that will be screened with forsythia, more plantings under the existing tree and will put a couple of planters with boxwoods in front of the building. There are 31 parking spaces.

Ms. Peek asked if they had looked at the zoning code requirements. They stated yes. Ms. Redl stated that there is a problem where the stop sign is and they are proposing to place the tree at an angle so it won't impair vision. Instead of the crab apple tree it was suggested a Zelcova tree would be better suited as it can with stand abuse from the salt and sand in the winter and can be trimmed on the bottom so as to not impair vision at the intersection. This is also a fast growing tree.

Ms. Peek stated she went to Pleasant Valley to see the Dollar General Store as the Town of Pleasant Valley has similar requirements as Amenia, ie. pitched roof, landscape requirements

along road frontages and the signage requirements are similar. She spoke with a Pleasant Valley Board member who stated they were delighted with the work that was done to the Dollar General site. Nathan Roy asked if the tree on the lower left of the landscape plan currently exists. Ms. Redl said that it did.

Chairwoman Peek asked if they had had a chance to go see Community Health. She showed them pictures from the file of the finished site. Mr. Redl stated that the landscape at Community Health was beautiful but at their site there is not enough room. If the parking spaces are moved back, there will be a problem. Ms. Peek asked the dimensions of the parking spaces. Mr. Redl believed they are 9' x 18'. Ms. Peek felt there was enough room to move the spaces back 2' and still have enough room for the cars to back out and turn or consider doing angle parking allowing them to provide landscape screening along the perimeter of the side. In addition, their parking counts exceed the parking requirements by 1 space. Mr. Redl stated that Dollar General requires 30 spaces in the lease. On the Mechanic Street side, there appears to be sufficient space to provide perimeter landscaping whether it is split rail or planted median or something that conforms to the Zoning Code. There are many requirements in the code, particularly because the site is located in the Historic District that are not being addressed in their site plan. Mr. Redl stated that in the past the side has always been open and people just pulled in and parked. Ms. Peek stated this is what the Town is trying to avoid - this open area on the Mechanic Street side suggesting also that the site should have one defined point of access and egress. In looking at the off street parking requirements in the Code it states, "we really don't like open parking lots on road frontages". In addition the Town has also adopted the Hudson River Valley Greenway guidelines from Dutchess County which have very specific requirements about screening parking from public rights of way. This is discretionary, however the Board is interested in coming up with a good product with the Applicant. Currently there are a lot of problems with the site not the least of which our Code also requires a pitched roof which is not there. Mr. Redl stated that is a structural change and the only reason why we are here is because we replaced a rotting awning on the front of the building which was updated. Ms. Peek stated that any exterior building or site work within the Historic District triggers Site Plan review before the Planning Board. Due to the time constraint the applicant is under the Board is willing to work with the Applicant to come up with a plan that conforms to our code in the most efficient time frame practicable.

Mr. Redl stated if they put something along Mechanic Street there will be a problem. Norm Fontaine also felt that parking would be tight if something is put along Mechanic Street. Ms. Peek felt the entrance to the driveway should be a minimum of 50' from the intersection. If the Applicant's architect or engineer could look over whether there is sufficient room on both sides (343 and Mechanic Street) to provide some type of treatment on the frontage and how that would impact the parking and turning radius. Mr. Redl felt a problem is the building is only about 50' off the sidewalk, if the sidewalk is brought back 50' from the intersection now it will be

Rick Taylor from Mid-Hudson Neon & Sign LLC spoke for the tenant. He provided the Board with plans and specifications for the wall mounted sign and the pole mounted sign. The proposed wall mounted sign would be made of non-illuminated foam letters on the face of the building with a total square footage of approximately 28 square feet with gooseneck lighting coming down on the sign. The pylon sign will be (3 foot by 5 foot) 15 square feet brushed aluminum, with black raised logo letters and a yellow background. The sign will be made of a sand blasted, high density urethane, which has a wood appearance, and will be illuminated from below. The street sign cannot exceed 10' to the top. Rick Taylor noted that the existing pole will be reduced by two feet to conform to the ten foot maximum height requirement. After consulting with our attorney, the Board gave a unanimous verbal approval to go ahead with the manufacturing of the signs. Conformance to the Town's Zoning Code will be a condition of the Site Plan Approval.

Dan Wheeler represented the applicant to the Board. Mr. Wheeler gave the Board an overview of the property and told them the BOH had given their approval of the project. The applicant is

working with the Town towards Affordable Housing for 3 floors - 6 apartments – 2 per floor. Mr. Wheeler has gone over Mike Soyka’s memo which he reviewed and sent back comments. Mr. Soyka sent another 5 page memo with more comments. The applicant will address those comments and submit them back to Soyka’s office. Ms. Peek inquired whether Hudson River Housing would be managing and maintaining the property for the applicant? Mr. Wheeler said yes, he had been in continued discussion with Anne Saylor from Dutchess County. Nathan Roy asked if the building is serviced by town water. Mr. Wheeler stated the pipeline goes through the property with an easement so it will be easy to cut in to the water system. Ms. Peek asked about the lighting plan with what appeared on the site plan to show 6 pole mounted lights, 15’ high. Ms. Peek noted that because this is a residential district it may not be necessary to have the parking lot lit up that much, and requested that Mr. Wheeler re-evaluate the lighting plan.

Mr. Wheeler went over a couple of points:

- Height of the pole – The isolumination diagram will be revised to show the height, type of fixture and how many watts.
- Parking lot illumination – 1 foot candle limit and gets higher as one gets closer to the building. This can be trimmed down.

Julie Mangarillo asked about the dumpster locations and how the trucks are going to get there? Ms. Peek stated a wood fence was proposed. Mr. Wheeler will look into this. Nathan Roy asked can the seepage field take the traffic. Mr. Wheeler stated yes, HS25 graded. They will re-submit revised plans and responses to the Rhode, Soyka & Andrews comment letter to the Planning Board office.

Dairy Freestall Barn	Site Plan	407 Separate Road
		Amenia, NY

The Board looked at the drawings submitted by Mr. Coon and indicated that Lana would prepare the circulation to adjacent property owners indicated on the Ag Data Statement and the referral to Dutchess County Planning. When the Planning Board receives the referral letter from the County, the Planning Board will notify Mr. Coon.

Merritt	Discussion	231 Deep Hollow Road
		Wassaic, NY

The applicant spoke to the Board telling them the footprint will remain the same size with larger windows.

MOTION TO GRANT SITE PLAN APPROVAL TO THE MERRITT RESIDENCE PENDING PREPARATION OF THE RESOLUTION was made by Nina Peek, seconded by Joseph Fontaine

Chairwoman Peek	Yes
James Walsh	Yes
Larry Moore	Yes
Norm Fontaine	Yes
Peter Clair	Yes
Nathan Roy	Yes
Anthony Robustelli	Absent

Other Matters:

A short course will be offered by Dutchess County Housing, Thursday May 10th at the Dutchess County Farm & Home Center. Board members need 4 hours training per year.

Gasland/Shell: John Fenton has issued a violation and stop work order for various components of the project site. Shell's attorney sent proposed signage specification to Attorney MacDonald who responded that the submitted materials are non-compliant. There has been nothing submitted formally to the Planning Board. Issues of non-compliance included the illuminated sign and other site features.

Roxbury: Chairwoman Peek is meeting next week Applicant and the Applicant's engineer for Roxbury Sand and Gravel owner regarding asking the Town Board to amend the Zoning to allow composting at their site

MOTION TO ADJOURN THE MEETING was made by James Walsh, seconded by Peter Clair

ALL IN FAVOR - MOTION CARRIED

Respectfully submitted,

Susan M. Metcalfe
Planning Board Secretary

The foregoing represents unapproved minutes of the Town of Amenia Planning Board from a meeting held on May 3rd, 2012 and are not to be construed as the final official minutes until so approved.

 X Approved as read 05/31/2012

 Approved with: deletions, corrections, and additions

